

Attorney or Party Name, Address, Telephone & FAX Number, and Court Cause Number ANTHONY A. FRIEDMAN (SBN 201955) LEVENE NEALE BENDER RANKIN & BRILL LLP 10250 Constellation Boulevard, Suite 1700 Los Angeles, California 90067 Tel: 310-229-1234 Fax 310-229-1234 Email: aaf@lnbrb.com ATTORNEYS FOR ALFRED H. SIEGEL, CHAPTER 7 TRUSTEE	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: ROBERT AND GAIL COOPER Debtor(s).	CASE NO.: 2:09-26170 ER

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 1/6/10	Time: 10:00 am
Location: Courtroom 1568 - 255 East Temple Street, Los Angeles, California 90012	

Type of Sale: ☒ Public ☐ Private Last date to file objections: 12/23/09

Description of Property to be Sold: _____
 Debtors' Real Property residence located at 25 San Clemente Drive, Rancho Palos Verdes, California (the "Property").

Terms and Conditions of Sale: The Property is being sold "as is, where is" with NO representations or warranties.
 The sale shall close within fifteen (15) days following entry of the Order approving the proposed sale.
 Escrow fees, cost of title insurance and other costs related to the sale shall be shared equally between buyer and seller.

Proposed Sale Price: \$1,726,000.00

Overbid Procedure (If Any): Initial overbid in the amount of \$1,776,000.00 with further overbids in the amount of \$5,000.00. See Notice of Motion for qualifying as Overbidder.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

ANTHONY A. FRIEDMAN, ESQ.
 LEVENE NEALE BENDER RANKIN & BRILL LLP
 10250 Constellation Boulevard, Suite 1700
 Tel: 310-229-1234 Fax: 310-229-1244
 Email: aaf@lnbrb.com

Date: 12/15/09

In re:
ROBERT BRUCE COOPER and
GAIL CONSTANCE COOPER

Debtor(s).

Chapter 7

No. 2:09-bk-26170-ER

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

10250 Constellation Boulevard, Suite 1700, Los Angeles, CA 90067

A true and correct copy of the foregoing document described as **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF") – Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On December 15, 2009 I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email address(es) indicated below:

- Michael Jay Berger michael.berger@bankruptcypower.com, michael.berger@bankruptcypower.com
- Anthony A Friedman aaf@lnbrb.com
- Sheryl K Ith sith@cookseylaw.com
- Elan S Levey elevey@laklawyers.com, lgreenstein@laklawyers.com; rfeldon@laklawyers.com
- Alfred H Siegel ahstrustee@horwathcal.com, ca51@ecfbis.com
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
- Gilbert B Weisman notices@becket-lee.com

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL(indicate method for each person or entity served):

On ----- I served the following person(s) and/or entity(ies) at the last known address(es) in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States Mail, first class, postage prepaid, and/or with an overnight mail service addressed as follows. *Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.*

III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **December 15, 2009** I served the following person(s) and/or entity(ies) by personal delivery, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. *Listing the judge here constitutes a declaration that personal delivery on the judge will be completed no later than 24 hours after the document is filed.*

By attorney service:

Honorable Ernest M. Robles
United States Bankruptcy Court
255 East Temple St.
Los Angeles, CA 90012

In re:
,ROBERT BRUCE COOPER and
GAIL CONSTANCE COOPER

Debtor(s).

Chapter 7

No. 2:09-bk-26170-ER

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

December 15, 2009
Date

Marguerite Hardin
Type Name

/s/ Marguerite Hardin
Signature